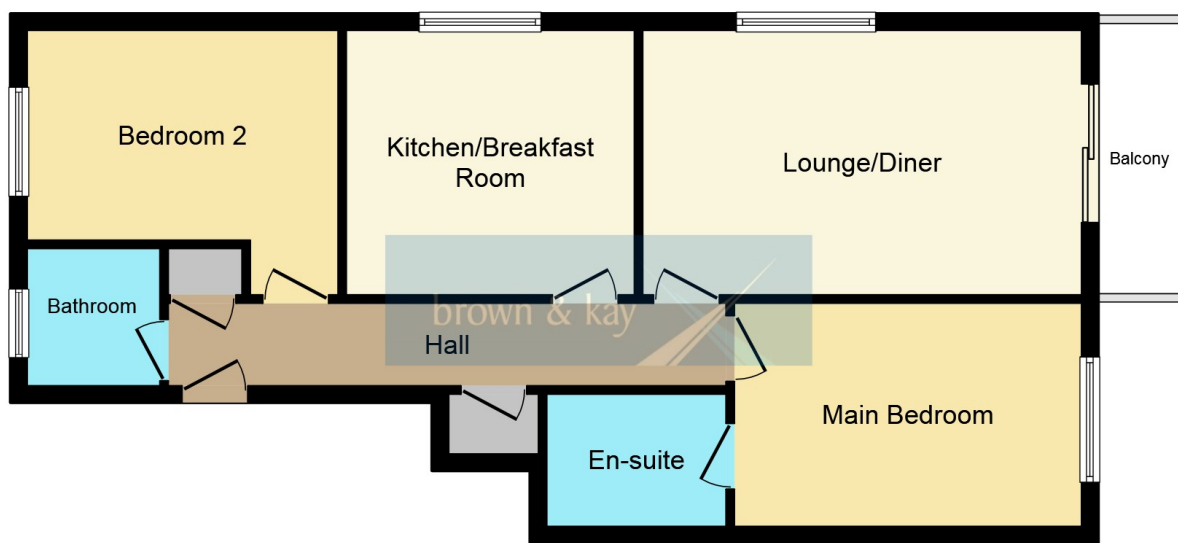




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 27, Lindsay Manor 47 Lindsay Road, BRANKSOME PARK BH13 6BE

£220,000

The Property

Brown and Kay are pleased to offer for sale this two double bedroom apartment offered for sale with no forward chain. Situated on the first floor the home offers a 18' lounge/dining room, sunny aspect balcony, fitted kitchen/breakfast room, two double bedrooms, en-suite bathroom and further family bathroom. Furthermore, there is an underground garage and a share of the freehold making this a must see.

Lindsay Manor occupies a great position being within walking distance of the local Tesco store and Branksome rail station which has direct access to London Waterloo. The bustling village of Westbourne is also just a walk away and there you can enjoy a whole range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Chine walks wind down to glorious beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE

Secure entry phone system through to the communal entrance hall with stairs and lift to all floors, the apartment is situated on the first floor.

ENTRANCE HALL

With storage cupboards and doors through to the following rooms.

LOUNGE/DINING ROOM

18' 8" x 11' 10" (5.69m x 3.61m) Dual aspect living room with double glazed sliding patio doors to the balcony, feature fireplace.

BALCONY

Enjoying a sunny aspect.

KITCHEN

11' 10" x 11' 8" (3.61m x 3.56m) Fitted with a mix of base and eye level units, space for dining table, double glazed window to the side, integrated eye level oven, integrated hob, recently installed combination boiler.

BEDROOM ONE

14' 6" x 11' 0" (4.42m x 3.35m) Double glazed window to the front, fitted wardrobes, door through to the en suite bathroom.

EN-SUITE BATHROOM

Suite comprising bath, w.c. and wash hand basin, heated towel rail.

BEDROOM TWO

12' 4" x 11' 10" (3.76m x 3.61m) Double glazed window to the rear, fitted wardrobes.

BATHROOM

Suite comprising bath, w.c. and wash hand basin, double glazed window to the rear.

COMMUNAL GROUNDS

Lindsay Manor occupies well maintained grounds.

UNDERGROUND GARAGE

TENURE - SHARE OF FREEHOLD

Length of Lease - 951 years remaining
Service Charge - £1,993.48

COUNCIL TAX - BAND D